

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9906973
Insp Area: 2

Site Address: 41 STILL BEACH CT SAC
Parcel No: 031-1350-019

Sub-Type: NSFR
Housing (Y/N): N

CONTRACTOR
VOGUE HOMES INC
6326 MAIN AV #7
ORANGEVALE CA 95662

OWNER
WANG ANDREW C/JOANNA N
41 STILL BEACH CT
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: NEW SFR

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X License Class 3 License Number 43196 Date 9-2-99 Contractor Signature Dee Dee Declere

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

X Date 9-2-99 Applicant/Agent Signature Dee Dee Declere

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier MID-CENTURY EXCHANGE Policy Number #A0510 38 15 Exp Date 10/01/1999

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

X Date 9-2-99 Applicant Signature Dee Dee Declere

WARNING - FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

→ 9906973

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME <u>Wan</u>	
OWNER'S ADDRESS <u>41 Still Beach Ct</u>	
PROJECT ADDRESS <u>41 Still Beach Ct</u>	
PARCEL NUMBER <u>C51135007</u>	LOT NUMBER
SUBDIVISION NAME	
NUMBER OF UNITS <u>1</u>	
APPLICANT'S SIGNATURE <u>X</u>	
TITLE OF APPLICANT <u>X</u>	
DATE <u>X 9/2/99</u>	TELEPHONE NUMBER <u>X 971-6140</u>
PLAN IDENTIFICATION NUMBER <u>99069732</u>	
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
	<input type="checkbox"/> COMMERCIAL/INDUSTRIAL
SQUARE FEET OF CHARGEABLE BUILDING AREA <u>3940</u>	
SIGNATURE <u>[Signature]</u>	
TITLE <u>P/B Clerk</u>	DATE <u>9/2/99</u>
DISTRICT CERTIFICATION NUMBER <u>99069732</u>	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<u>3940</u> SQ. FT. X \$ <u>1.72</u> = \$ <u>6776.80</u>
COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
OTHER FEE TYPE <u>CREDIT</u>	_____ SQ. FT. X \$ _____ = \$ <u>-907.00</u>
TOTAL FEES COLLECTED..... \$ <u>5869.80</u>	
<i>This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.</i>	
<i>As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.</i>	
SIGNATURE <u>[Signature]</u>	
TITLE <u>[Signature]</u>	DATE <u>9/2/99</u>

City of Sacramento Development Services Division Planning and Zoning Information Request

Project Address: 41 Still Beach Ct

Assessor's Parcel Number: 031-1350-019

PREVIOUS USE _____

Current Land Use: VACANT

Description of Request/Proposed Use: Build a home

IS THIS A CHANGE OF USE? NO

Zoning Designation: R1 PUD

Prior Applications for Project Site(P#,Z#,DRP#): _____

Comments: Checked lot coverage, setbacks OK

Are There Any Planning Issues?: (Circle One) YES NO

STAFF Site Plan Check Required? (Circle One) YES NO

FIELD INSPECTION REQUIRED (CIRCLE ONE) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: [Signature] 6/30/99

CERTIFICATION OF INSULATION

ADDRESS OR TRACT

SACRAMENTO INSULATION CONTRACTORS

VOGUE HOMES LOT #
 WANG RES.
 41 ST. 11 Beach Ct
 Sacramento

- P.O. BOX 854, WEST SACRAMENTO, CA 95691 LIC. #202026
- 1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC. #202026
- P.O. BOX 9651, FRESNO, CA 93793-9651 LIC. #202026
- P.O. BOX 1631, RENO, NV 89505 LIC. #10675
- 3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC. #10675

DATE INSULATION COMPLETED
 11/30/00

WALLS

CEILINGS

FLOORS

SQUARE FEET:

SQUARE FEET)

(SQUARE FEET)

TYPE OF INSULATION

TYPE OF INSULATION

TYPE OF INSULATION

MATERIAL

FIBERGLASS

MATERIAL

FIBERGLASS

MATERIAL

FIBERGLASS

FORM

BATTS

FORM

BATTS & BLOW

FORM

BATTS

MANUFACTURER'S PRODUCT ID

MANUFACTURER'S PRODUCT ID

MANUFACTURER'S PRODUCT ID

MANUFACTURER

OCF

MANUFACTURER

OCF

BAGS

MANUFACTURER

OCF

R-VALUE
INSTALLED

APPLIED
THICKNESS

R-VALUE
INSTALLED

APPLIED
THICKNESS

MIN. INSTALLED
WEIGHT PER
SQUARE FOOT

R-VALUE
INSTALLED

APPLIED
THICKNESS

11
15

3 1/2"
3 5/8"

38
38

12 1/4"
14 3/4"

19

6 1/4"

KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE

MATERIAL

FIBERGLASS

FORM

BATTS

R-VALUE

MANUFACTURER

OCF

AIR INFILTRATION SEALANT

MATERIAL

FOAM

MANUFACTURER

W R GRACE

THIS IS TO CERTIFY THAT INSULATION AND/OR SEALANT HAS BEEN INSTALLED IN CONFORMANCE WITH APPLICABLE CODES, MATERIAL STANDARDS AND REGULATIONS.

SIGNATURE - INSULATION CONTRACTOR

Bill Hurlburt

TITLE

MANAGER

DATE

3-2-00

SIGNATURE - GENERAL CONTRACTOR

TITLE

DATE

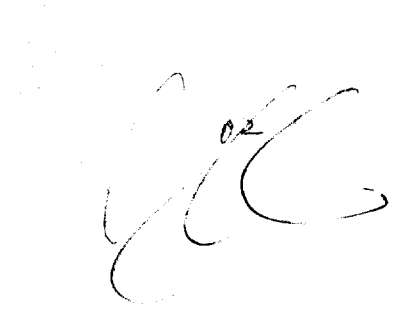
REMARKS

Reynolds Gualco Architect + Interior Design
1015 25th Street, Suite 210
Sacramento, California 95814
Phone: 916 441 3720
Fax: 916 441 3728

Attention: Debbie Reynolds Gualco, AIA

Regarding: Wang Residence
Lot 39
StillWater Subdivision
Still Beach Court
Sacramento, CA
APN# 031-1350-019

1. The structural engineer of record has visited the job site and accepted using SIMPSON MST37 in lieu of SIMPSON HD2A hold-down at second floor.
2. Due to revising of floor joist framing and additional dead load, there are no need having hold-down at shear panels. The revise drawings S-3, S-4, and S-5 are enclosed.



SFB2Inc Consulting Structural Engineers

Table: 7 Shear Walls Analysis

Architect: Reynolds Gualco Architecture + Interior Design

Project: Wang Residence

Wind Load= 75MPH

Exposure= B Z= 0.3

qs= 14.5 psf R_w= 8

Ww = 10143 lb Wind Load C= 2.75

Vs = 6762 lb Seismic Load

Hwall= 9 ft Tw = 14 ft

Wwall= 10 psf Wflr= 10 psf

Vcap= 220 lb/ft 3/8" Plywood with 8d@6 Edge Nailing and 6d@12 Field Nailing

Vcap= 310 lb/ft 1/2" Plywood with 10d@6 Edge Nailing and 10d@12 Field Nailing

Vcap= 460 lb/ft 1/2" Plywood with 10d@4 Edge Nailing and 10d@12 Field Nailing

Second Floor, North-South Direction

Wall ID	Line ID	Lw	T.w.l	T.w.r	T.W.	Wind	Vw	Vw/Lw	Vcap	Check	Seismic	Vs	Vs/lw	Vcap	Check	V	O.T.M	T=C	Pd	Uplift
		ft	ft	ft	ft	lb	lb	lb/ft	lb/ft		lb	lb	lb	lb		lb	lb-ft	lb	lb	lb
	1	6.00	4.0	4.0	4.0	635	106	220	220	o.k.	423	71	220	220	o.k.	635	5715	953	690	263
	2	3.00	11.5	11.5	11.5	685	228	310	310	o.k.	457	152	310	310	o.k.	685	6165	2,055	345	1,710
	3	5.00	11.5	11.5	11.5	1,141	228	310	310	o.k.	761	152	310	310	o.k.	1141	10269	2,054	575	1,479
	4	6.50	12.00	12.00	12.0	1,906	293	310	310	o.k.	1,271	195	310	310	o.k.	1906	17154	2,639	748	1,892
	5	6.00	12.0	12.0	12.0	1,040	173	220	220	o.k.	693	116	220	220	o.k.	1040	9360	1,560	690	870
	6	5.00	12.00	12.00	12.0	866	173	220	220	o.k.	577	115	220	220	o.k.	866	7794	1,559	575	984
	7	5	7.50	7.50	7.5	298	108	220	220	o.k.	199	72	220	220	o.k.	298	2682	975	316	659
	8	5	7.50	7.50	7.5	298	108	220	220	o.k.	199	72	220	220	o.k.	298	2682	975	316	659
	9	5	7.50	7.50	7.5	298	108	220	220	o.k.	199	72	220	220	o.k.	298	2682	975	316	659
	10	5	7.50	7.50	7.5	298	108	220	220	o.k.	199	72	220	220	o.k.	298	2682	975	316	659
	11	6	5.50	9.00	9.0	175	32	220	220	o.k.	117	21	220	220	o.k.	175	1575	286	633	-346
	12	6	4.50	9.00	9.0	144	32	220	220	o.k.	96	21	220	220	o.k.	144	1296	288	518	-230
	13	6	18.00	9.0	9.0	574	32	220	220	o.k.	383	21	220	220	o.k.	574	5166	287	2,070	-1,783
	14	7	16.50	13.5	13.5	1,339	81	220	220	o.k.	893	54	220	220	o.k.	1339	12051	730	1,898	-1,167
	15	8	4.50	4.5	4.5	211	47	220	220	o.k.	141	31	220	220	o.k.	211	1899	422	518	-96
	16	8	5.00	5.5	5.0	235	47	220	220	o.k.	157	31	220	220	o.k.	235	2115	423	575	-152

SPB2Inc Consulting Structural Engineers

Table: 6 Shear Walls Analysis

Architect: Reynolds Gualco Architecture + Interior Design
Project: Wang Residence

Wind Load= 75MPH Z = 0.3
 Exposure= B Rw = 8
 qs = 14.5 psf C = 2.75
 Vw = 15255 lb Wind Load
 Vs = 7628 lb Seismic Load
 Hwall = 9 ft Tw = 14 ft
 Wwall = 10 psf Wflr = 10 psf
 Vcap = 220 lb/ft 3/8" Plywood with 8d@6 Edge Nailing and 6d@12 Field Nailing
 Vcap = 310 lb/ft 1/2" Plywood with 10d@6 Edge Nailing and 10d@12 Field Nailing
 Vcap = 460 lb/ft 1/2" Plywood with 10d@4 Edge Nailing and 10d@12 Field Nailing

Second Floor, East-West Direction

Wall ID	Line ID	Lw	T.W.l	T.W.r	T.W.	Wind	Vw	Vw/Lw	Vcap	Check	Seismic	Vs	Vs/lw	Vcap	Check	V	O.T.M	T=C	Pd	Uplift
		ft	ft	ft	ft	lb	lb	lb/ft	lb/ft		lb	lb	lb	lb		lb	lb-ft	lb	lb	lb
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
	1	6.50	2.0	2.0	2.0	233	36	220	o.k.	117	18	220	o.k.	233	2097	323	748	425		
	2	5.50	2.0	2.0	2.0	197	36	220	o.k.	99	18	220	o.k.	197	1773	322	633	-310		
	3	5.50	6.0	6.0	6.0	788	143	220	o.k.	394	72	220	o.k.	788	7092	1289	633	657		
	4	3.50	6.00	6.00	6.0	502	143	220	o.k.	251	72	220	o.k.	502	4518	1291	403	888		
	5	11.50	7.0	7.0	7.0	912	79	220	o.k.	456	40	220	o.k.	912	8208	714	1,323	-609		
	6	7.50	7.00	7.00	7.0	594	79	220	o.k.	297	40	220	o.k.	594	5346	713	863	-150		
	7	15.00	8.00	8.00	8.0	1,720	115	220	o.k.	860	57	220	o.k.	1720	15480	1032	1,725	-693		
	8	15.00	12.00	12.00	12.0	2,580	172	220	o.k.	1,290	86	220	o.k.	2580	23220	1548	1,725	-177		
	9	5.00	15.00	15.00	15.0	612	122	220	o.k.	306	61	220	o.k.	612	5508	1102	575	527		
	10	12.00	15.00	15.00	15.0	1,470	123	220	o.k.	735	61	220	o.k.	1470	13230	1103	1,380	-278		
	11	11.00	15.00	15.00	15.0	1,347	122	220	o.k.	674	61	220	o.k.	1347	12123	1102	1,265	-163		
	12	8.50	14.00	14.00	14.0	1,190	140	220	o.k.	595	70	220	o.k.	1190	10710	1260	978	283		
	13	13.00	14.0	14.0	14.0	1,820	140	220	o.k.	910	70	220	o.k.	1820	16380	1260	1,495	-235		
	14	4.50	6.0	6.0	6.0	264	59	220	o.k.	132	29	220	o.k.	264	2376	528	518	11		
	15	5.50	6.0	6.0	6.0	323	59	220	o.k.	162	29	220	o.k.	323	2907	529	633	-104		
	16	4.00	6.0	6.0	6.0	234	59	220	o.k.	117	29	220	o.k.	234	2106	527	460	67		
	17	8.00	6.0	6.0	6.0	469	59	220	o.k.	235	29	220	o.k.	469	4221	528	920	-392		

99Reynolds Gualco Architect + Interior Design
1015 25th Street, Suite 210
Sacramento, California 95814
Phone: 916 441 3720
Fax: 916 441 3728

Attention: Debbie Reynolds Gualco, AIA

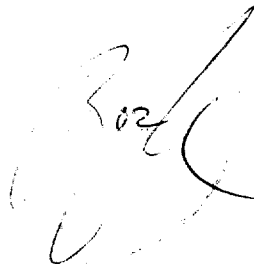
Regarding: Wang Residence
Lot 39
StillWater Subdivision
Still Beach Court
Sacramento, CA
APN# 031-1350-019

Framing Filed Inspection Comments:

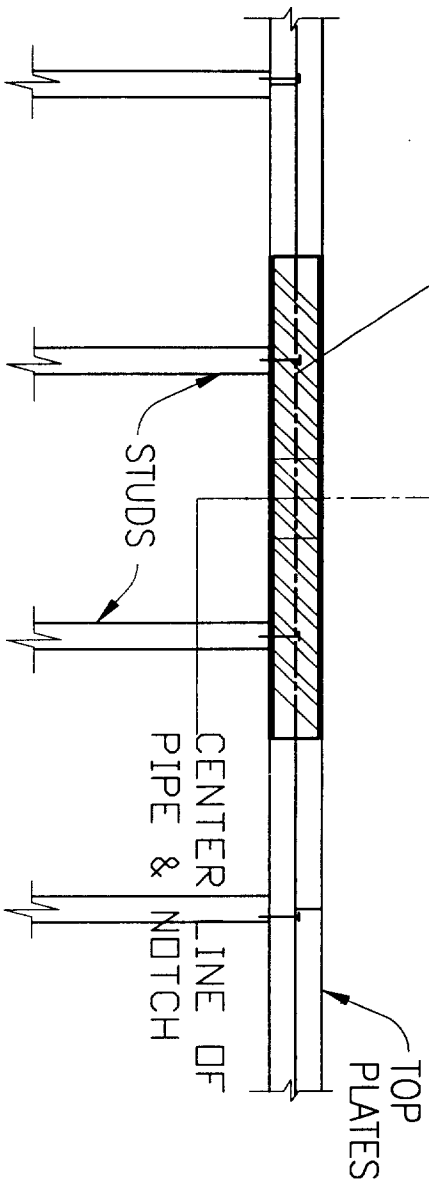
1. Bath #2 – HD in the wrong wall.
*Ans. This wall without hold down is adequate. Because the shear panel lateral force is only 153#. The dead load of this panel neglecting roof and second floor dead loads is 264#. The net uplift force neglecting all gravity loads is $(153\# * 10' / 3.33' - 264) = 195 \#$. Looking at revised structural drawing Sheet S-2, changing floor joists direction will add additional dead load counter acting the negligible uplift.*
2. South side walls are 4x4.
*Ans.: The South side walls with 4x4 members are adequate as they are built. Because the shear panel lateral force is only 1992#. The dead load of this panel neglecting roof and second floor dead loads is 620#. The net uplift force neglecting all gravity loads is $(1992\# * 10' / 7.83' - 620) = 1924 \#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
3. Structural Engineer to accept notched 4 by material.
*Ans.: The Structural Engineer has visited the job site and accepted the notched 4x members without further modification. Because the shear panel lateral force is only 475#. The dead load of this panel neglecting roof and second floor dead loads is 237#. The net uplift force neglecting all gravity loads is $(475\# * 10' / 3' - 237) = 1346 \#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
4. Structural Engineer to accept 6x6, 4x6, and 4x4 at the HD that are per plan.
Ans.: The Structural Engineer has visited the project site and accepted this item. All hold downs are adequate with minimum 2-2x4 or 1-4x4. Plans are revised to incorporate these changes.

5. Pool bath missing the HD.
Ans.: The contractor has agreed providing hold-down without additional cost to owner.
6. Kitchen 2 – Structural Engineer to accept the shear panel width.
Ans.: The contractor has accepted to provide extra layer of plywood on the other side of the shear panel.
7. The laundry room is missing the HD5, shear wall panel too small.
Ans.: The contractor has agreed to provide extra layer of plywood on the other side of the shear panel. This shear wall without hold-down is adequate since it is tied to perpendicular shear walls, (East-West Direction).
8. Dinning room – HD is attached to 2-2x4 instead of the 4x4, also the MST is attached to the 2 by.
*Ans.: The Structural Engineer accepted this item without further modification. Because the shear panel lateral force is only 475#. The dead load of this panel neglecting roof and second floor dead loads is 237#. The net uplift force neglecting all gravity loads is $(475\# * 10' / 3' - 237) = 1346 \#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
9. Structural Engineer to supply a stitch pattern when a 2 by is attached to a 4 by.
Ans.: Provide 2-16d @ 24" o.c. stagger.
10. The front wall between the 2 garage doors, the HD are in the wrong location.
*Ans.: This shear wall is adequate as it is. Because the shear panel lateral force is only 828#. The dead load of this panel is 12,120#. There is no net uplift force, $(828\# * 10' / 4' - 12120 < 0)$.*
11. Structural Engineer to supply a sill to rim joist nailing (for 2nd floor).
Ans.: According to General Specification Notes on Sheet SG-1, for nailing not shown see Table 23-I-Q of 1994 U.B.C. and Detail 16/SG-3. Sole plate to joist or blocking, typical face nail, (16d @ 16" o.c.), and sole plate to joist or blocking, at braced wall panels, (3-16d @ 16" o.c.), according to Table 23-I-Q.
12. Check plans at the building department for a delta 2 on 8-31-1999 on sheet S-2.
Ans.: Delta 2 on 8-31-1999 has been already submitted to and approved by the Sacramento Building Department. For information, all added straps shown by delta 2 dated 8-31-1999 was proposed by the City Plan Checker. The project has been approved on 9-2-1999.
13. CS16 missing at the garage to the dinning room.
Ans.: Because of different top of plate elevation at the garage and the dinning room, the proposed strap shown on the approved plans is not feasible, there, Details 12/SD-1 and 14/Sd-1 will be used.

14. Structural Engineer to accept all the straps on sheet S-2.
Ans.: As it was stated in item number 12 all the straps shown in delta 2 on 8-31-1999 was proposed by the City Plan Checker and the Structural Engineers has been already accepted. The plans have been approved on 9-2-1999.
15. 2nd floor subject to a complete inspection.
Ans.: No Response at this time.
16. Exterior plywood nailing not inspected.
Ans.: No Response at this time.
17. Structural Engineers to supply a new S-1 and S-2 to the building department because of all the changes.
Ans.: Although providing as-built drawings for residential project is not an standard of practice and most Building Officials do not enforce this item, a new structural drawings for sheets S-1 and S-2 is provided. All changes shown on the approved plans dated 9-2-1999 are incorporated into these drawings.
18. Check 1st floor sill plate nailing to the rim
Ans.: According to General Specification Notes on Sheet SG-1, for nailing not shown see Table 23-I-Q of 1994 U.B.C. and Detail 16/SG-3. Sole plate to joist or blocking, typical face nail, (16d @ 16" o.c.), and sole plate to joist or blocking , at braced wall panels, (3-16d @ 16" o.c.), according to Table 23-I-Q.



ADD 2 - SIMPSON RPS28 STRAP OVER THE NOTCH
 LOCATE THE STRAP SYMMETRICAL WITH
 RESPECT TO PIPE CENTER LINE



NOTE:
 FOR BALANCE OF INFORMATION NOT SHOWN
 SEE DETAIL 17/SG-33.

TYPICAL TOP PLATES REPAIR

gjk

PROJECT NO. 2008-0000-0000	
SHEET NO. 1 OF 1	
DATE	DATE
DESIGNED BY	DESIGNED BY
CHECKED BY	CHECKED BY
CONSULTANT	CONSULTANT
NO. REVISIONS AUTHORIZED/DATE BY	
PROJECT	
WANG RESIDENCE	
LOT 39	
STILLWATER SUBDIVISION	
SHERMAN, IDAHO	
SHERMAN, IDAHO	
APN #	
NET PLAN	
SHEET TITLE	
Typical details	
SHEET NO. SK-1	
DATE	

99Reynolds Gualco Architect + Interior Design
1015 25th Street, Suite 210
Sacramento, California 95814
Phone: 916 441 3720
Fax: 916 441 3728

6973R

Area 2

41 Still Beach Ct.

Attention: Debbie Reynolds Gualco, AIA

CITY OF SACRAMENTO
PERMIT ASSISTANCE

Regarding: Wang Residence
Lot 39
StillWater Subdivision
Still Beach Court
Sacramento, CA
APN# 031-1350-019

FEB 07 2000

RECEIVED

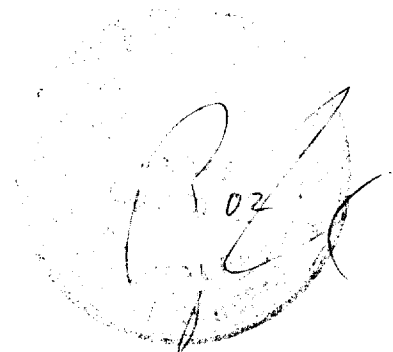
Framing Filed Inspection Comments:

1. Bath #2 – HD in the wrong wall.
*Ans. This wall without hold down is adequate. Because the shear panel lateral force is only 153#. The dead load of this panel neglecting roof and second floor dead loads is 264#. The net uplift force neglecting all gravity loads is $(153\# * 10' / 3.33' - 264) = 195\#$. Looking at revised structural drawing Sheet S-2, changing floor joists direction will add additional dead load counter acting the negligible uplift.*
2. South side walls are 4x4.
*Ans.: The South side walls with 4x4 members are adequate as they are built. Because the shear panel lateral force is only 1992#. The dead load of this panel neglecting roof and second floor dead loads is 620#. The net uplift force neglecting all gravity loads is $(1992\# * 10' / 7.83' - 620) = 1924\#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
3. Structural Engineer to accept notched 4 by material.
*Ans.: The Structural Engineer has visited the job site and accepted the notched 4x members without further modification. Because the shear panel lateral force is only 475#. The dead load of this panel neglecting roof and second floor dead loads is 237#. The net uplift force neglecting all gravity loads is $(475\# * 10' / 3' - 237) = 1346\#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
4. Structural Engineer to accept 6x6, 4x6, and 4x4 at the HD that are per plan.
Ans.: The Structural Engineer has visited the project site and accepted this item. All hold downs are adequate with minimum 2-2x4 or 1-4x4. Plans are revised to incorporate these changes.

Reviewed by Matt P. 2/9/00

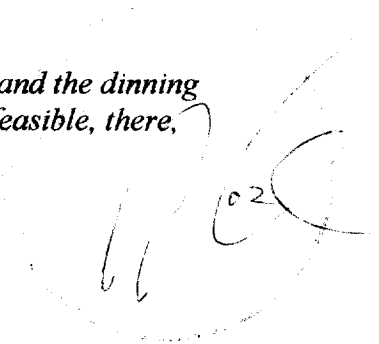
(no changes noted)
Go to the rev. plans for these items

14. Structural Engineer to accept all the straps on sheet S-2.
Ans.: As it was stated in item number 12 all the straps shown in delta 2 on 8-31-1999 was proposed by the City Plan Checker and the Structural Engineers has been already accepted. The plans have been approved on 9-2-1999.
15. 2nd floor subject to a complete inspection.
Ans.: No Response at this time.
16. Exterior plywood nailing not inspected.
Ans.: No Response at this time.
17. Structural Engineers to supply a new S-1 and S-2 to the building department because of all the changes.
Ans.: Although providing as-built drawings for residential project is not an standard of practice and most Building Officials do not enforce this item, a new structural drawings for sheets S-1 and S-2 is provided. All changes shown on the approved plans dated 9-2-1999 are incorporated into these drawings.
18. Check 1st floor sill plate nailing to the rim
Ans.: According to General Specification Notes on Sheet SG-1, for nailing not shown see Table 23-I-Q of 1994 U.B.C. and Detail 16/SG-3. Sole plate to joist or blocking, typical face nail, (16d @ 16" o.c.), and sole plate to joist or blocking, at braced wall panels, (3-16d @ 16" o.c.), according to Table 23-I-Q.



A circular stamp containing a handwritten signature and the number "02". The signature is written in a cursive style and appears to be "R. J. [unclear]". The number "02" is written in the center of the stamp.

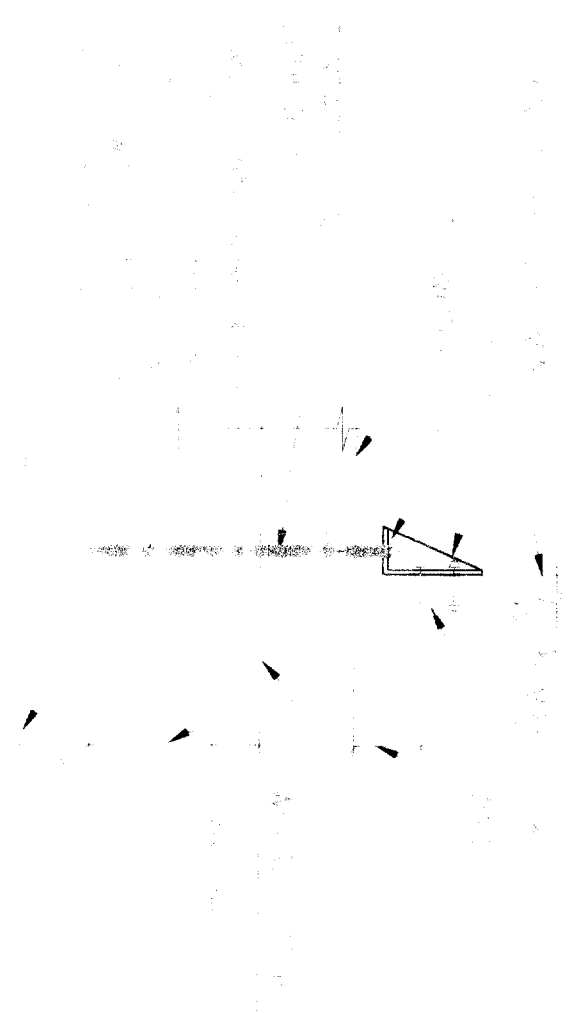
5. Pool bath missing the HD.
Ans.: The contractor has agreed providing hold-down without additional cost to owner.
6. Kitchen 2 – Structural Engineer to accept the shear panel width.
Ans.: The contractor has accepted to provide extra layer of plywood on the other side of the shear panel.
7. The laundry room is missing the HD5, shear wall panel too small.
Ans.: The contractor has agreed to provide extra layer of plywood on the other side of the shear panel. This shear wall without hold-down is adequate since it is tied to perpendicular shear walls, (East-West Direction).
8. Dinning room – HD is attached to 2-2x4 instead of the 4x4, also the MST is attached to the 2 by.
*Ans.: The Structural Engineer accepted this item without further modification. Because the shear panel lateral force is only 475#. The dead load of this panel neglecting roof and second floor dead loads is 237#. The net uplift force neglecting all gravity loads is $(475\# * 10' / 3' - 237) = 1346 \#$. The allowable load of Simpson PHD2 with 2-2x wood member is 3610# that is larger than the demand forces.*
9. Structural Engineer to supply a stitch pattern when a 2 by is attached to a 4 by.
Ans.: Provide 2-16d @ 24" o.c. stagger.
10. The front wall between the 2 garage doors, the HD are in the wrong location.
*Ans.: This shear wall is adequate as it is. Because the shear panel lateral force is only 828#. The dead load of this panel is 12,120#. There is no net uplift force, $(828\# * 10' / 4' - 12120 < 0)$.*
11. Structural Engineer to supply a sill to rim joist nailing (for 2nd floor).
Ans.: According to General Specification Notes on Sheet SG-1, for nailing not shown see Table 23-I-Q of 1994 U.B.C. and Detail 16/SG-3. Sole plate to joist or blocking, typical face nail, (16d @ 16" o.c.), and sole plate to joist or blocking, at braced wall panels, (3-16d @ 16" o.c.), according to Table 23-I-Q.
12. Check plans at the building department for a delta 2 on 8-31-1999 on sheet S-2.
Ans.: Delta 2 on 8-31-1999 has been already submitted to and approved by the Sacramento Building Department. For information, all added straps shown by delta 2 dated 8-31-1999 was proposed by the City Plan Checker. The project has been approved on 9-2-1999.
13. CS16 missing at the garage to the dinning room.
Ans.: Because of different top of plate elevation at the garage and the dinning room, the proposed strap shown on the approved plans is not feasible, there, Details 12/SD-1 and 14 Sd-1 will be used.



NOTE:
 SIMPSON PHD MAY
 BE USED IN LEU
 OF HD SINCE IT
 HAS HIGHER VALUE

SIMPSON HOLDDOWN SCHEDULE

NAME	EMBEDMENT	ANCHOR BOLT
HD2A	5"	3/8" A3
HD5A	6"	1/2" A3
HD8A	7"	7/8" A3
HD10A	7"	1" A3
HD20A	8"	1 1/4" A3
HD12	8"	1 1/8" A3
HD18	8"	1 1/4" A3



02

WANG RESIDENCE
 LOT 39 STILLWATER SUBDIVISION
 STILL BEACH COURT, SACRAMENTO

SCALE
 DATE
 SHEET
 SK-1

SKY ENGINEERING
2420 K STREET SUITE 250
SACRAMENTO, CA 95816
OCT. 5, 1999

PROJECT: Wang Residence
41 Still Beach Court
Sacramento, CA 95831

SUBJECT: City Inspection Comment

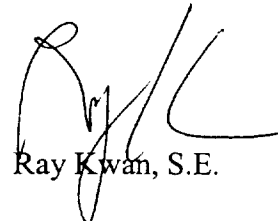
Dear Sir:

- 1) According to the Simpson Catalog, STAB20 and STAB24 can be used for the HD5A holdown for monolithic pour and two pour respectively. Both STAB20 and STAB24 are 5/8 inch diameter.
- 2) Please see attached detail to provide a larger footing around the electrical box.

Please contact me if further information is necessary.

Thank You!

Sincerely,



Ray Kwan, S.E.



WANG RESIDENCE
 41 STILL BEACH CT
 SACRAMENTO, CA 95831

